



Article 17

Right to Pet Companionship

Paul Schlichtman
Precinct 9





- A discussion ensued regarding whether the **Select Board** had the authority to act on the bylaw, to which the Board agreed that the **creation of new rights could not be addressed at the local level**, mooted the need for the bylaw to be reviewed and opined on by the Attorney General.
- Based on the research we have conducted, we believe that: (1) the Proposed Bylaw's Requirement to Allow Pets does not conflict with the FHA; and (2) **it is unlikely that the Proposed Bylaw's Requirement to Allow Pets would give rise to a successful tortious interference with contract claim under Massachusetts law.**





ANIMAL
RESCUE
LEAGUE
of BOSTON



 **mspca**

Kindness and Care for Animals®



 **ANIMAL LEGAL
DEFENSE FUND**



Photo credit: WGBH Radio

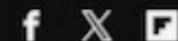


CALIFORNIA

New push is underway to require all California landlords to allow pets



By Madisen Keay
February 22, 2024 / 10:38 PM PST / CBS Sacramento



**Blanket Pet Bans:
A worsening
problem in
tight real estate
markets.**





Cats and Dogs euthanized or died in Massachusetts shelters in 2023:

UP 5% compared to 2022

UP 18% compared to 2021

Pets
are part
of our
families.



Wedding photo: Emma Bellamy & Ilias Raftis

A photograph of a calico cat with orange, black, and white fur sitting on a textured, light-colored carpet. The cat is positioned next to a dark laptop keyboard, with its front paws resting on the carpet. The laptop screen is visible on the left, showing a colorful image. The overall lighting is dim.

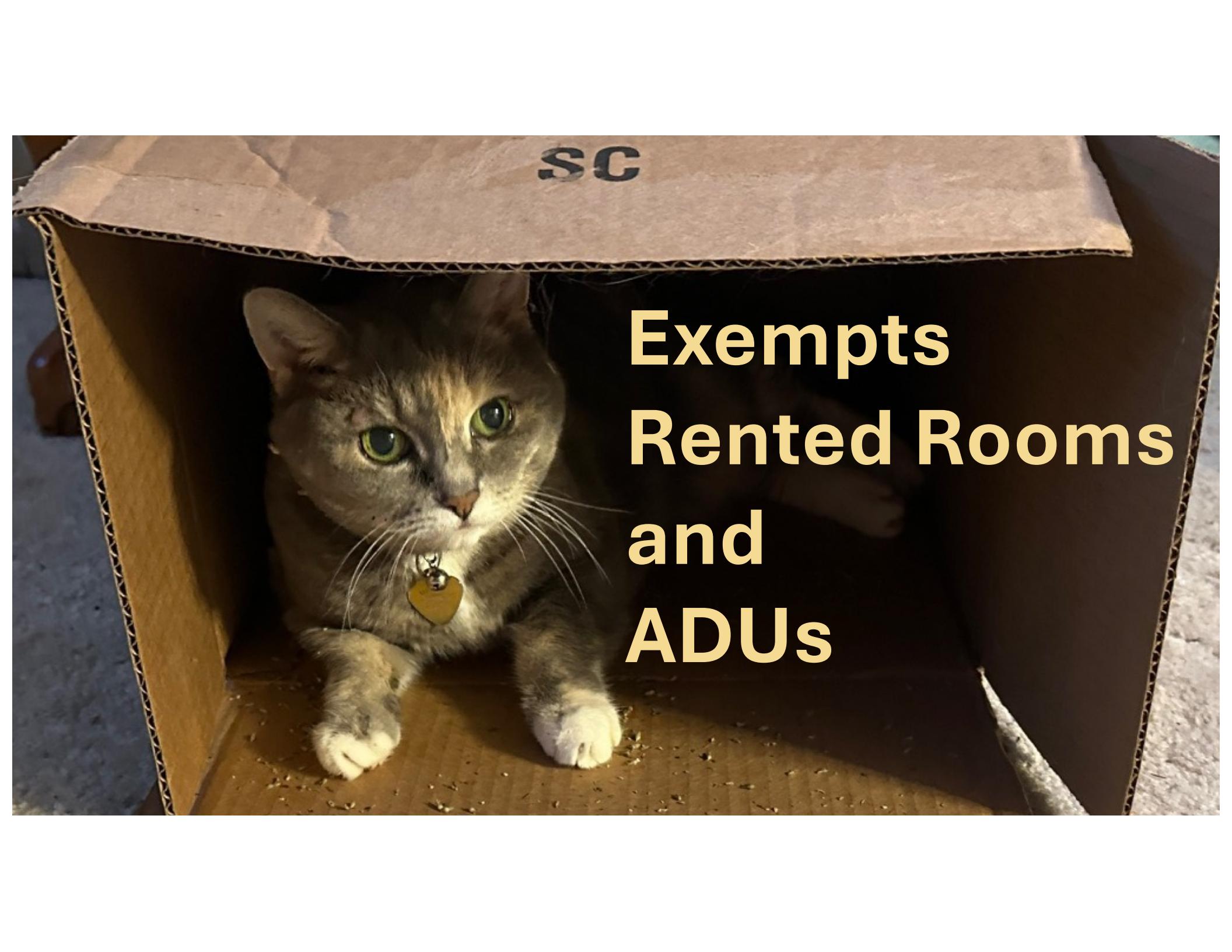
Seeking Middle Ground

Exempts Owner-Occupied 2-Family and 3-Family Homes





Exempts Condominium Associations



sc

Exempts
Rented Rooms
and
ADUs

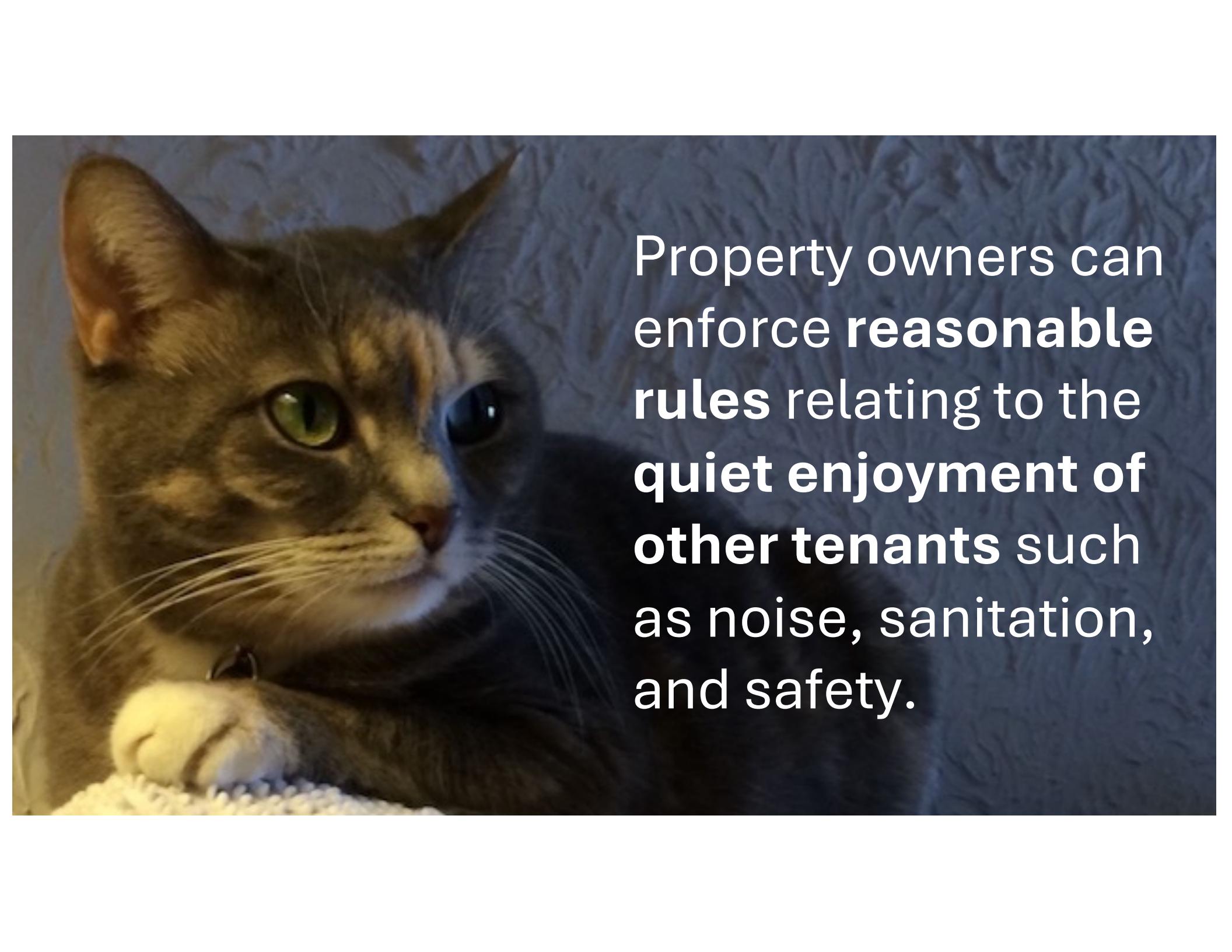


**Exempts
Furnished Apartments**

Vaccinated Licensed Sterilized

Companion animals shall be cared for in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations.





Property owners can enforce **reasonable rules** relating to the **quiet enjoyment of other tenants** such as noise, sanitation, and safety.

Property owners
can enforce
reasonable rules
relating to the
number and size
of companion
animals based on
the size of the
dwelling unit.





Property owners can require the occupant of the housing unit to **maintain liability or renter's insurance** covering injury to persons or property.



Allergies:

A property owner may petition the Board of Health for a grant of exemption from this bylaw, if a legitimate, significant, and unavoidable hardship exists that will harm the property owner's or a tenant's health or well-being.



Title IX - Enforcement and Fees

ARTICLE 1 PROSECUTION AND PENALTIES

Section 1. Police Duty

It shall be the duty of the police to secure the observance of these By-Laws, and to make complaint against any person violating the same. Prosecutions for offenses under these By-Laws may be made by any constable, or police officer of the town, and all fines shall be paid into the Town treasury.

Section 2. Fine Amount

Whoever violates any provision of these By-Laws shall, in cases not otherwise provided for, forfeit and pay for each offense a fine not exceeding twenty dollars (\$20).

This bylaw shall take effect with leases that begin, or are renewed, on or after **July 1, 2026.**

- Time to respond to **Attorney General's review.**
- Time to build out enforcement and appeals.
- Time for two Annual Town Meetings before the effective date.



Please vote
YES
Article 17.

